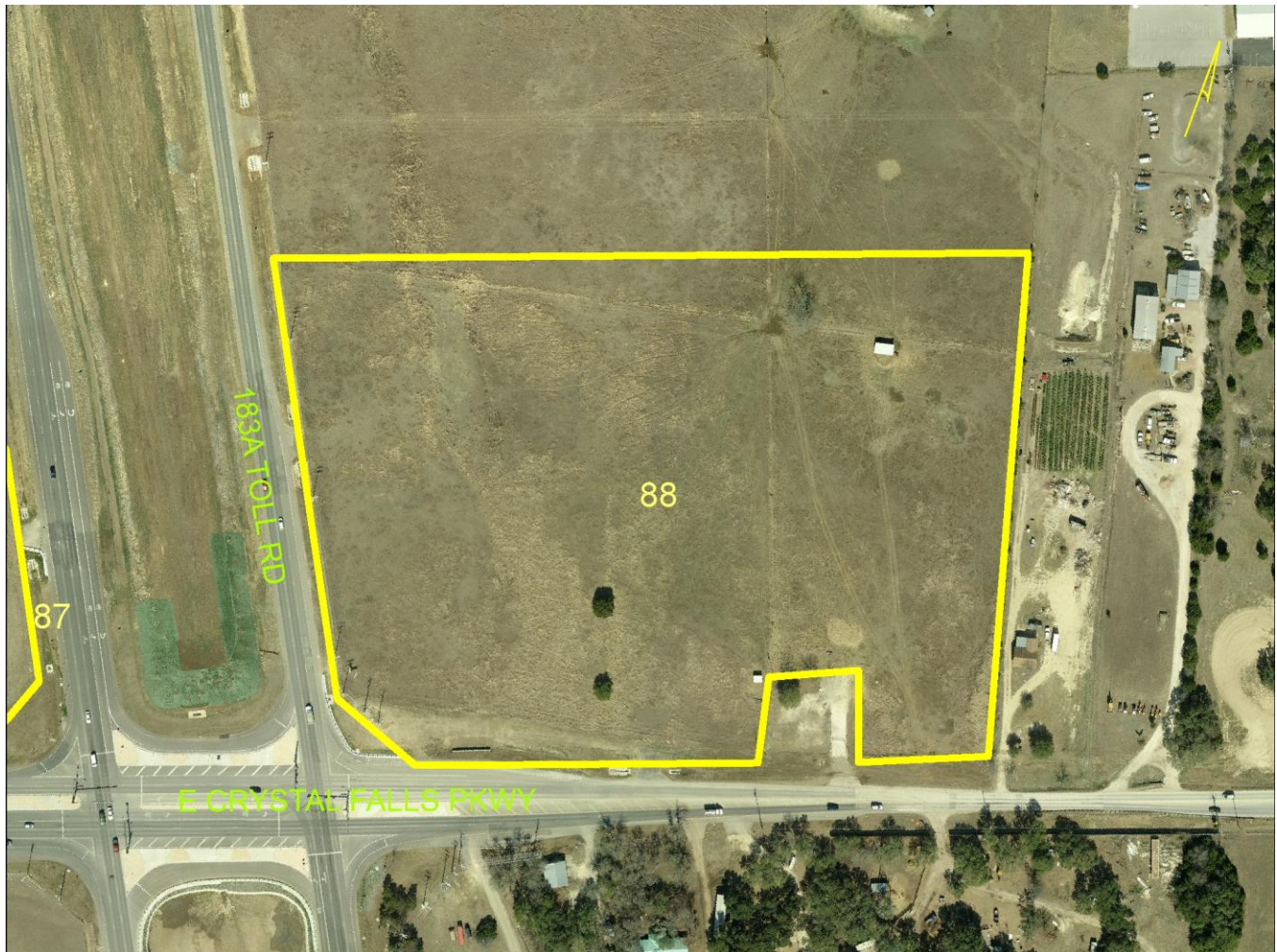


**19.7 Acres/7.97 Hectares  
Duncan Commercial III**

**Site 88**



19.7 Acres/7.97 Hectares

Immediate Access to northbound US  
Highway 183-A

Available Utilities

Greenfield

Zoning - General Commercial – 3 – C

Mr. Patrick M. Shelton  
Duncan Commercial, LLC  
Shepherd Mountain Plaza  
6034 West Courtyard Drive, Suite 365  
Austin TX 78730  
(512) 459-9500 office  
(512) 342-7921 facs  
[pshelton@duncan-austin.com](mailto:pshelton@duncan-austin.com)  
[www.duncan-austin.com](http://www.duncan-austin.com)



City of Leander Economic Development Department ♦ [www.leandertx.org](http://www.leandertx.org) ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

**19.7 Acres/7.97 Hectares  
Duncan Commercial III**

**Site 88**

<b>Property</b>				
Total Acreage: <b>19.7 acres/7.97 hectares</b>		Map: <b>MAPSCO Austin 2006 Street Guide, pg. 343, Sec. F, J, K</b>		
<b>Location</b>				
City: <b>Leander</b>		County: <b>Williamson</b>		
Address/Directions: <b>Northeast (NE) corner of US 183-A and East Crystal Falls Parkway</b>				
Within City Limits: <b>Yes</b>		Distance from City Limits: <b>Not Applicable</b>		
Distance to US Highways: <b>Immediate access</b> Distance to Interstate Highways: <b>9 miles/14.5 kilometers</b>		Type of Zoning: <b>General Commercial – 3 - C</b>		
<b>General Site Information</b>				
Previous Use of Site: <b>Open Farm Land</b>		General Condition: <b>Excellent</b>		Dimensions: <b>951 x 910 feet/290 x 277 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes</b>				Shrink/Swell Capacity: <b>High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>
Adjoining Acreage Available: <b>No</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>1.3 miles/2.1 km</b>		Name of Railroad: <b>Union Pacific, Southern Pacific and Capital Metro Commuter Rail</b>		
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>		Other Improvements: <b>On site water quality and detention will be required for the site. The site does not contain areas within the 100-year floodplain.</b>		
Fenced: <b>Yes</b>		Landscaped: <b>No</b>		
Located within an Industrial Park: <b>No</b>		Type of Business: <b>Commercial, Office, Retail, Residential</b>		
Deed Restriction(s): <b>No</b>		Covenants: <b>No</b>		
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>24 inches/61 cm</b> Pressure: <b>88 psi/606.7 kilopascal</b>		Sewer - Size of Nearest Line: <b>8 inches/20.3 cm with significant infrastructure improvements completed in 16 months</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>	Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>	
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>8 inch/20.3 cm Poly II</b>		Pressure: <b>Intermediate Pressure at Crystal Falls Pkwy. and CR 271</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>	Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b>	
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>	Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>	
<b>Sales Information</b>				
Contact: <b>Mr. Patrick M. Shelton</b>	Phone: <b>(512) 459-9500</b>	Facs: <b>(512) 342-7921</b>	Email: <b><a href="mailto:pshelton@duncan-austin.com">pshelton@duncan-austin.com</a></b>	Web Site: <b><a href="http://www.duncan-austin.com">www.duncan-austin.com</a></b>
Sales Price: <b>\$8.00 per square foot or \$6,865,000</b>		Lease Price: <b>Not Applicable</b>		
Comments: <b>This future mixed-use retail site has two approved and built driveways along 183-A and East Crystal Falls Parkway. There are roughly 795 feet/242.3 meters of frontage along the 183-A access road and 787 feet/239.9 meters along East Crystal Falls Parkway. If there are further questions please visit <a href="http://www.duncan-austin.com/properties/retail/crystallfallsreg.html">http://www.duncan-austin.com/properties/retail/crystallfallsreg.html</a> for more information. This site is under the Retail Section of the web page.</b>				